

South Hayward BART/Mission Boulevard Concept Plan

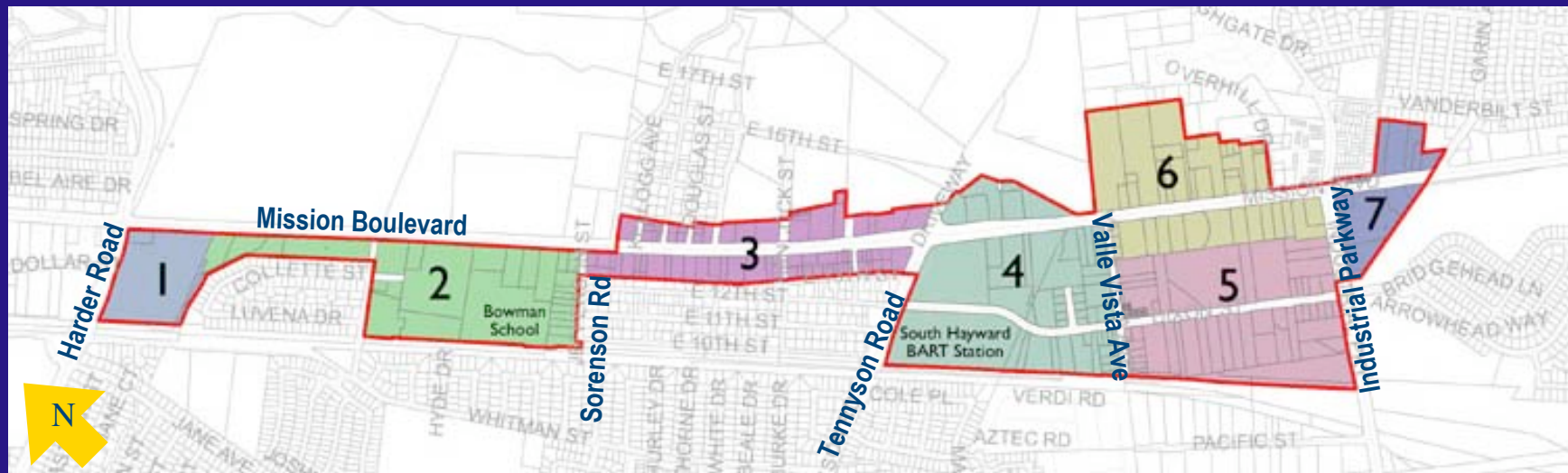
Community Open House #1 - Existing Conditions



Community Design + Architecture

January 19, 2005

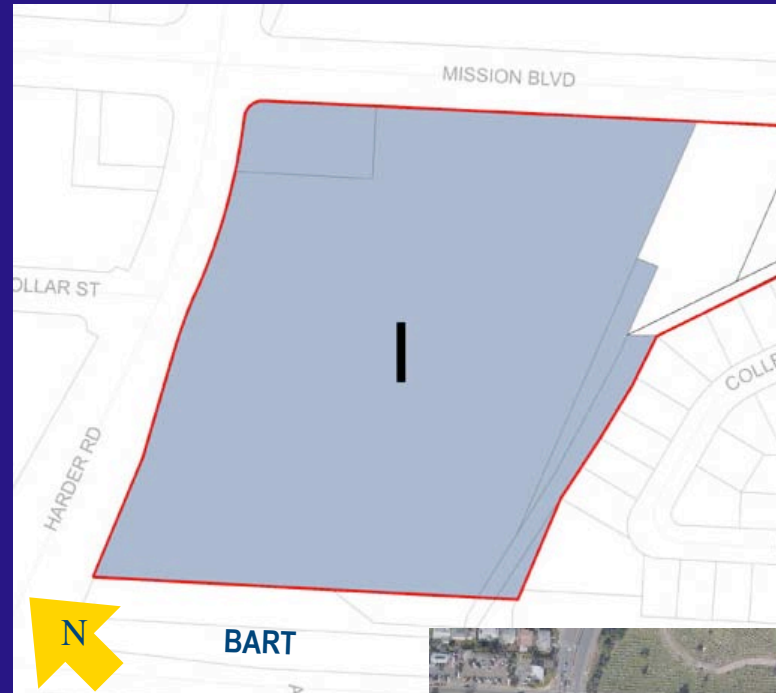
Delineation of Sub-Areas



Sub-Areas

Sub-Area 1 - “Kmart Site”

- ❖ **Parcels at corner of Harder Road and Mission Boulevard**



Sub-Area Detail



Sub-Area 1 - “Kmart Site”

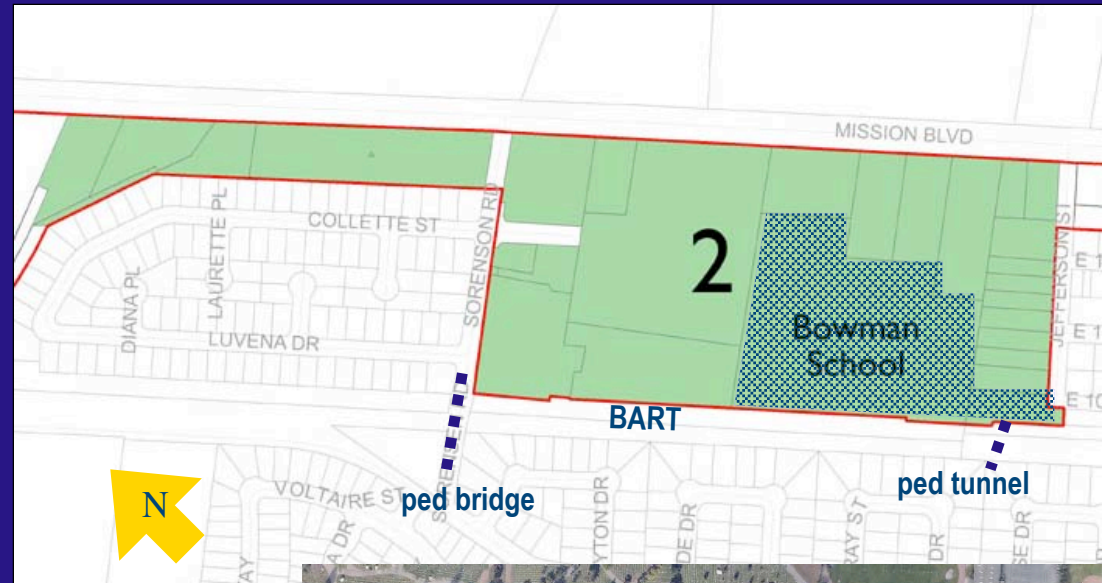
- ❖ Gateway to plan area
- ❖ Directly adjacent to Hayward’s Auto Row
- ❖ Proximity to Cal State Hayward
- ❖ Significant amount of underutilized parking



Kmart parking lot

Sub-Area 2 - North End Mission Boulevard

- ❖ All parcels fronting Mission Blvd between the Kmart site and Jefferson Street
- ❖ Location of two pedestrian crossings of BART tracks (bridge and tunnel)



Sub-Area Detail



Sub-Area 2 - North End Mission Boulevard

- ❖ Commercial uses back on to residential neighborhood from Kmart to Sorenson Road with access only from Mission Blvd
- ❖ Lack of sidewalks
- ❖ Location of Haymont shopping center



Haymont Shopping Center



Missing sidewalks

Sub-Area 2 - North End Mission Boulevard

- ❖ Vacant parcels separate the school from Mission Blvd.
- ❖ Active retail center, Mission Plaza, along Mission Blvd.
- ❖ Pedestrian overcrossing of BART tracks at Sorenson Road



Vacant parcels along Mission Boulevard



Mission Plaza



Overpass at Sorenson Road

Sub-Area 2 - North End Mission Boulevard

❖ School site

- HUSD facilities study to begin in 2005
- Access to school site from west of the BART tracks limited to overpass (at Sorenson) and tunnel on site
- Existing Nuestro Parquecito provides good access from the south but terminates at Tennyson Road.



School



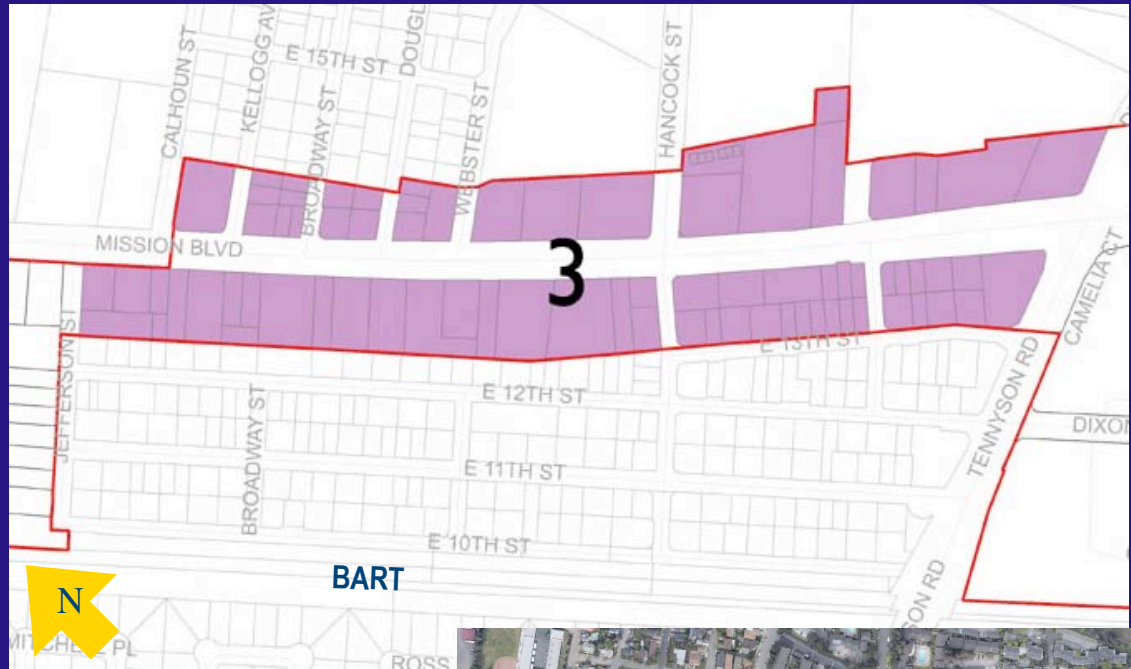
Existing tunnel under BART tracks



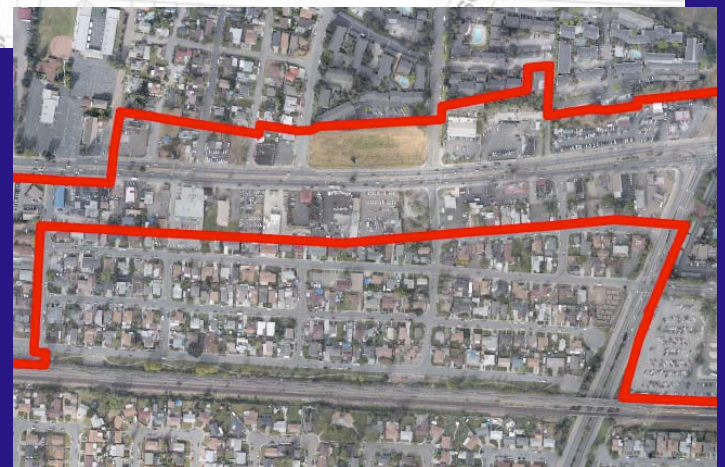
Nuestro Parquecito

Sub-Area 3 - Jefferson to Tennyson Street Segment

- ❖ All parcels fronting Mission Blvd from Jefferson Street to Hancock Street



Sub-Area Detail



Sub-Area 3 - Jefferson to Tennyson Street Segment

- ❖ Commercial uses back on to residential neighborhood from Jefferson to Hancock with access only from Mission Blvd
- ❖ 13th Street provides access to blocks between Hancock and Tennyson
- ❖ Several vacant parcels on both sides of Mission Blvd



Existing uses and street conditions along segment

Sub-Area 4 - BART Site and Vicinity

- ❖ Includes BART station, access facilities, BART parking lots, and all parcels fronting Mission Boulevard between Tennyson Road and Valle Vista Avenue



Sub-Area Detail



Sub-Area 4 - BART Site and Vicinity

❖ BART

- Weekday entries: 2,900; exits: 2,800
Ridership steady with slow increase.
- 1,207 parking spaces with 100% utilization in morning, and slight reduction in afternoon

❖ Existing Bus Routes:

- 99 - to Union City BART
- 83/86 - to Industrial Corridor with transfer to Route 97 to Chabot College
- 210 - to Ohlone College
- 77 - “zigzag” neighborhood route
- 91 - to Castro Valley



South Hayward BART Station

Sub-Area 4 - BART Site and Vicinity

- ❖ Current access is from Tennyson Road and Dixon Road
- ❖ Evidence of “informal” access from 10th Street (Nuestro Parquecito)
- ❖ Possible quarry redevelopment



Vacant right-of-way between Mission Blvd and BART parking lot



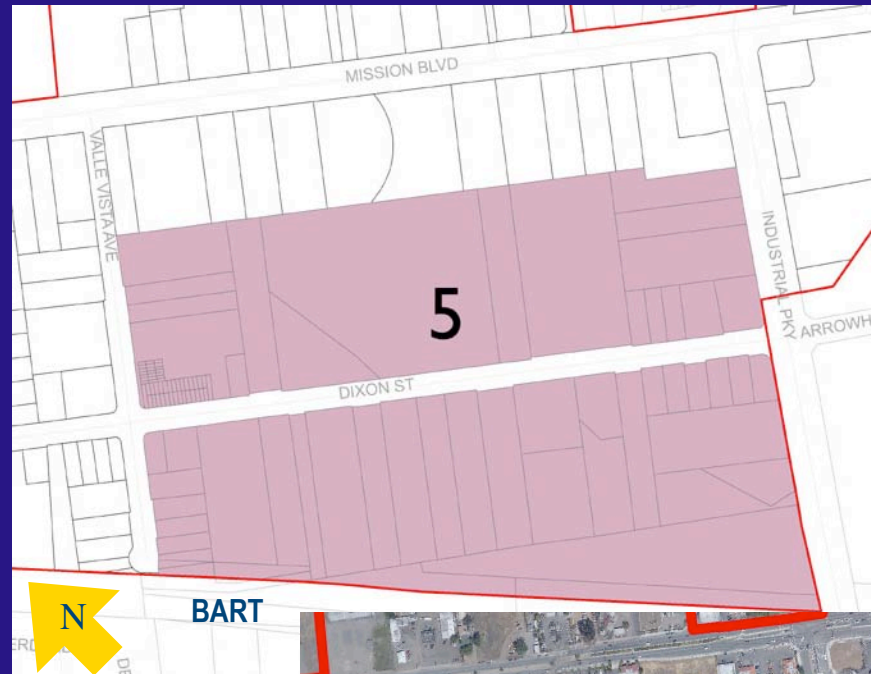
10th Street at Tennyson Road



Tennyson Road and Mission Blvd intersection

Sub-Area 5 - Dixon Road Segment

- ❖ **Parcels along Dixon Boulevard from Valle Vista Avenue to Industrial Parkway; along south side of Valle Vista Avenue**



Sub-Area Detail



Sub-Area 5 - Dixon Road Segment

❖ Conditions along Dixon Road

- Multi-family
- Single-family near Industrial Parkway
- New development
- Vacant lots

❖ Considerable amount of vacant land (State-owned)



Exiting conditions along Dixon Road

Sub-Area 5 - Dixon Road Segment

❖ State-owned property (Caltrans)



Along Dixon Road



Along Industrial Parkway adjacent to BART

Sub-Area 6 - South End Mission Boulevard

- ❖ All properties fronting Mission Boulevard between Valle Vista Avenue and Industrial Parkway



Sub-Area Detail



Sub-Area 6 - South End Mission Boulevard

- ❖ State-owned land extends from Dixon Road to Mission Blvd
- ❖ Lack of sidewalks along Mission Blvd



Vacant parcels between Mission Boulevard and Dixon Road



Valle Vista Avenue



Existing roadside conditions illustrating lack of sidewalks



Sub-Area 6 - South End Mission Boulevard

- ❖ **Sizeable parcels on east side of Mission Blvd**



Former roller rink and site for proposed senior housing



Mosque

Sub-Area 7 - “Triangle Site”

❖ Properties south of Industrial Parkway



Sub-Area Detail



Sub-Area 7 - “Triangle Site”

- ❖ Southern gateway to the plan area
- ❖ Current uses include Holiday Bowl and apartments
- ❖ Adjacent to Mission Hills of Hayward Golf Course



Holiday Bowl site

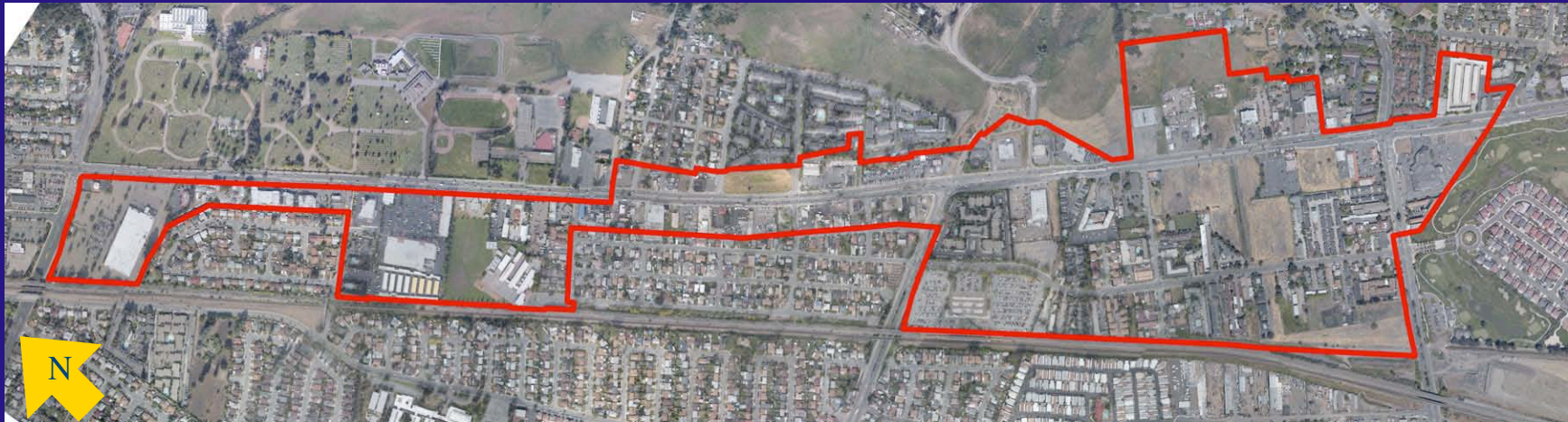


Existing Market Conditions

- ❖ **Rising sales prices for condominiums/townhomes in the Study Area indicate a strong demand for moderately-priced for-sale housing.**
- ❖ **Opportunities to attract significant new retail development will depend on the availability of suitable large sites in the Study Area.**
- ❖ **Easy access to BART appears to be a significant neighborhood amenity, contributing to the sales/rental values of housing units in this area.**

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